

**City of Sedgwick
City Council Workshop
August 21, 2024**

TO: Mayor and City Council

SUBJECT: Distressed Property – 117 S. Washington

INITIATED BY: Administration

AGENDA: New Business

Background: On July 17, 2024, the city contacted the property owner expressing that at a minimum, the windows and doors needed to be secured to prevent access to rodents and other pests. The property owner was given 15 days to secure the property. The City of Sedgwick commissioned a general inspection of the property located at 117 S. Washington on August 7, 2024. The inspection report lists that there is extensive damage to the floors, accumulation of junk and debris within the home, apparent fire damage, missed or broken exterior windows and doors. The property owner indicated that they would like to tear down the structure; however, did not provide a timeline.

Analysis: Due to the ongoing deterioration of the structure, it is advised that the city pass ordinance 08212024A setting the public hearing for the distressed property located at 117 S. Washington Ave. in Sedgwick, Kansas.

Financial Considerations: None.

Recommendations/Actions: To be determined.





Published twice weekly in the *Harvey County Now*
on August 30, 2024 and September 6, 2024

RESOLUTION NO. 08212024A

A RESOLUTION OF THE CITY OF SEDGWICK, KANSAS FIXING A TIME AND PLACE FOR SHOW CAUSE HEARING PURSUANT TO THE SEDGWICK CITY CODE CHAPTER 8, ARTICLE 5, SECTION 8-507 ET.SEQ. ADOPTED BY THE CITY OF SEDGWICK, KANSAS.

WHEREAS, the City of Sedgwick, Kansas is authorized to cause the repair or removal of certain structures located within the City which may have become unsafe or dangerous.

WHEREAS the governing body does allow for temporary exemptions from such a general prohibition by resolution lawfully approved by majority vote of the governing body; and,

WHEREAS, an inspection report has been received by the duly authorized building inspector for the City of Sedgwick, Kansas and filed with the City of Sedgwick on August 9, 2024, referencing possible unsafe or dangerous conditions of structure(s) including a residence and certain accessory structures on property which is located within the City of Sedgwick, Kansas described as follows:

Legal Description:

A tract of land in the Northwest Quarter of Section 3, Township 25South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning at a point 1071 feet East and 33 feet South of the Northwest corner of Section 3, Township 25 South, Range 1 West of the Sixth Principal Meridian, being the Northeast corner of Lot 2, on Washington Avenue in Stephenson's Addition of Out Lots to Sedgwick City, Sedgwick County, Kansas, as shown by the Plat recorded in Book D at Page 7; thence West 132 feet to the Northwest corner of said Lot 2; thence South 416 1/2 feet to the center of Second Street as originally platted in said Addition; thence East along the center line of said Second Street, as originally platted in said Addition, for a distance of 422 feet more or less to a point due South of the Southeast corner of Reserve A, as platted in said Addition; thence North 16 1/2 feet to the Southeast corner of said Reserve A; thence in a Northerly direction along the East line of said Reserve A, as platted in said Addition, for a distance of approximately 300 feet to a point approximately 100 feet South of the Northeast corner of said Reserve A; thence West 69 feet to a point on the North line of said Lot S, on Washington Avenue, as platted in said Addition which is 32 feet West of the Southeast corner

of said Lot 5; thence North 100 feet to the South line of First Street, as platted in said Addition; thence West along the South line of said First Street for a distance of 190 feet to the point of beginning

**Commonly known by Street Address as:
117 S. Washington Ave., Sedgwick,
Kansas**

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF SEDGWICK, KANSAS:

That the Governing Body has, pursuant to Sedgwick City Code Chapter 8, Article 5, Section 8-507 et.seq., as duly adopted by the City of Sedgwick, Kansas, hereby authorized the fixing of a time and place for hearing at which the owner, his agent, any lienholders of record, and any occupant of such structure(s) may appear and show cause why such structure should not be condemned and ordered repaired or demolished. The time and place of hearing is hereby established as October 16, 2024 at 6:30 p.m., at the Sedgwick City Hall, 520 N. Commercial Ave., Sedgwick, Kansas 67135.

BE IF FURTHER RESOLVED:

That a copy of this resolution shall be published once each week for two (2) consecutive weeks on the same day of each week. A copy of this resolution shall be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his, her, or its last known address and that any owner who is a Kansas resident shall be personally served within three (3) days after publication in lieu of mailing the same.

ADOPTED AND APPROVED by the Governing Body of the City of Sedgwick, Harvey County, Kansas this 21st day of August 2024.

Bryan Chapman, Mayor

ATTEST:

Shelia Agee, City Clerk